

<b>Item No.</b> 7.4	<b>Classification:</b> Open	<b>Date:</b> 12 June 2019	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>	<b>Development Management planning application:</b> Application 18/AP/4155 for Approval of Details - Article 30 DMPO  <b>Address:</b> 153-159 BOROUGH HIGH STREET, LONDON SE1 1HR  <b>Proposal:</b> Details of condition 11 samples of all external facing materials for planning permission 15/AP/4980 (Demolition of 153-159 Borough High Street, and erection of 7-storey hotel (with basement), comprising 50 bedrooms and roof terrace, top 2 floors set back; and A1/A3 use at basement and ground floor level.)		
<b>Ward(s) or groups affected:</b>	Chaucer		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 21/12/2018		<b>Application Expiry Date</b> 15/02/2019	
<b>Earliest Decision Date</b> 13/01/2019			

## RECOMMENDATION

1. That the approval of the submitted details be given.

## BACKGROUND INFORMATION

2. Members of planning sub-committee A resolved to grant planning permission for the hotel (reference 15/AP/4980) on 19 July 2016 with a stipulation that details of materials to be used for the building should be presented to planning sub-committee A for approval.
3. The detailed background information relating to this development is set out in the report on the original planning application 15-AP-4980 granted 19/01/2017 for:

Demolition of 153-159 Borough High Street, and erection of 7-storey hotel (with basement), comprising 50 bedrooms and roof terrace, top 2 floors set back; and A1/A3 use at basement and ground floor level.

### Details of proposal

4. Condition 11 of planning approval 15/AP/4980 states :

“Samples of all external facing materials to be used in the carrying out of this permission, including 1sqm panels of the brickwork, showing mortar and pointing,  
(i) shall be presented on site to the Local Planning Authority and,  
(ii) shall be approved by the Council's Planning Sub-A Committee and,  
(iii) the decision shall be issued in writing, all before any work in connection with this permission is commenced; the development shall not be carried out otherwise than in accordance with any such approval given.

The samples and panel(s) should demonstrate that the size, tone, colour, bond and mortar used to form the brickwork will be appropriate for the specific context of this site.”

5. The committee report that accompanied application 15/AP/4980 stated the following:

“The brick proposed would be grey in colour, intended to provide a striking yet respectful contrast against the adjacent plots... Samples should be required by condition to ensure that the finish is appropriate for the conservation area and not too dark...”

6. The materials now submitted vary a little from that granted permission. A dark brick is still proposed for the lower part of the building, although it is a little lighter and more textured than before. As before the facade materials include projecting glass bricks adjacent to windows arranged in a random pattern to lighten the facade and provide a feature that alludes to previous signage on the site.
7. The upper 'box' of the proposals on the top floor is now to be clad in light coloured metal mesh in place of heavy brickwork. As before, the ground floor is to consist of a black metal shopfront but the doors, panels and window details within the shopfront are to have a pewter finish to add a level of crafted detail.

Facade as granted permission



Facade as now proposed with lightweight upper storey



## KEY ISSUES FOR CONSIDERATION

### Summary of main issues

8. The main issue to be considered in respect of this application is whether are the details submitted acceptable in terms of policy and are they sufficient to discharge the terms of the condition and reason for the imposition of the condition.

### Planning policy

9. The revised National Planning Policy Framework ('NPPF') was published in 2019 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.
10. Paragraph 215 states that the policies in the framework are material considerations which should be taken into account in dealing with applications.
11. The detailed planning policy relating to this development is set out in the report on the original planning application. Any specific policy considerations relating to the submitted

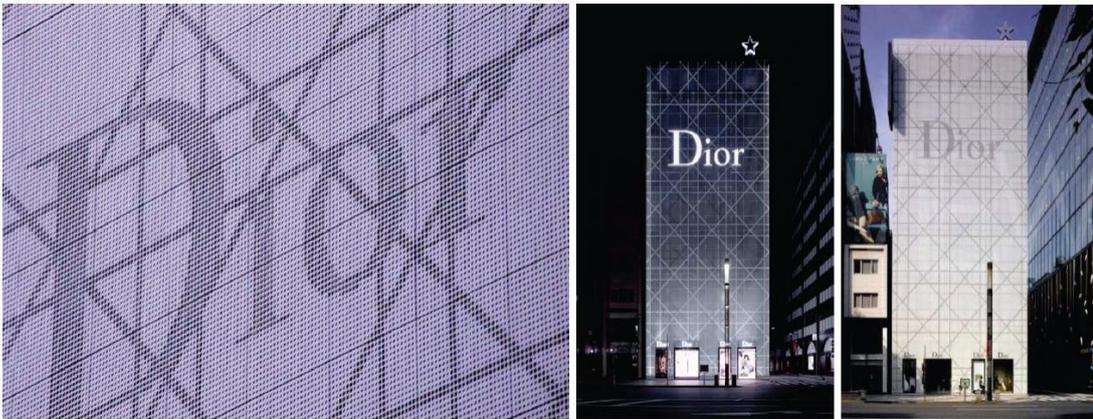
details are set out below.

### Acceptability of the submitted details

12. The submitted brick which forms the main facades is a dark brown colour as opposed to the almost black brick previously proposed. It is slightly uneven and has a more variegated colour. Importantly it is dark enough for the inset glass bricks which are a key feature of the facade to stand out.
13. It is difficult to assess the finish and colour of the bricks and other materials from the CGIs and indeed from the photographs of the materials in the submitted brochure so the materials were examined on site. The bricks would sit comfortably with the dark and aged stock brick of the adjacent building. They are considerably more subtle than the example of 'black bricks' used at 201 and 160 Borough High Street. It is also important that the bricks will appear considerably lighter in sunlight, where they will appear to be grey/ brown in colour.



14. Two set back upper floors rise above the main facade. These were to have been clad in a lighter brick which would still have appeared heavy, especially given that these upper floors are higher than other buildings in the vicinity. The proposal is now that the top most floor will be clad in perforated metal mesh. This would appear much lighter against the sky than the previously proposed brickwork. In addition the silver metal colour will reflect the light of the sky such that it would vary in colour and reflectance according to the weather. The floor below this would be clad in a smooth dark grey panel. In the main this would be hidden by the set back of the floor at this point.



Examples of perforated metal cladding.

15. The decision notice that granted planning permission also asked for artwork to allude to faded signage currently visible on the flank wall of 161 Borough High Street, which is to be covered up. The artwork is subject to a separate condition. However, the general concept is for artwork to be shown on the cladding to the top storey of the North elevation by way of patterns in the perforated metal (as per the picture samples above).
16. In summary, the proposed materials are in general consistent with the architectural concept of the scheme as granted permission by the planning committee of 19 January 2017. However they have been refined and, whilst still quite bold, are now a more subtle and contextual response to their surroundings. The major revision is the change of the top floor of the building from heavyweight brickwork to lightweight perforated metal. Given the greater height of the building as compared to its surroundings, this lighter appearance to its upper storeys is welcomed.
17. Officers consider details submitted acceptable in terms of policy and recommend that they are approved. A sample panel of the proposed materials will be presented to members at the meeting.

### **Consultation**

18. None.

### **Community impact statement / Equalities Assessment**

19. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three “needs” which are central to the aims of the Act:
  - a) The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act

- b) The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
- Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
  - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
  - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
- c) The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.
20. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
21. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
22. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.

**Human rights implications**

23. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
24. This application has the legitimate aim of gaining approval for materials to be used in the construction of approved external facades. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/1140-151 Application file: 18/AP/4155 Southwark Local Development Framework and Development Plan Documents	Place and Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 2092 Council website: www.southwark.gov.uk

## APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

## AUDIT TRAIL

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Martin McKay, Team Leader	
<b>Version</b>	Final	
<b>Dated</b>	30 May 2019	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		31 May 2019

## APPENDIX 1

### Consultation undertaken

**Site notice date:** n/a

**Press notice date:** n/a

**Case officer site visit date:** n/a

**Neighbour consultation letters sent:** n/a

**Internal services consulted:**

n/a

**Statutory and non-statutory organisations consulted:**

n/a

**Neighbour and local groups consulted:**

n/a

**Re-consultation:** n/a

## APPENDIX 2

### Consultation responses received

#### Internal services

None

#### Statutory and non-statutory organisations

None

#### Neighbours and local groups

None